

Comprehensive Plan Update and Village Centers



April/May 2014

Meeting Purpose

- Why are we meeting ?
 - Update on Comprehensive Plan Review
 - Outline proposed policy changes and basis in plans
 - Provide opportunity for affected resident's to comment
- What do we hope to accomplish?
 - Receive affected stakeholder comments
 - Receive specific recommendations
 - Clarify how recommendations further comprehensive plan goals and objectives

Topics for Today

- Planning Background
- Zoning Density
- Village Boundaries
- New Zoning Districts and Village Land Uses
- Senate Bill 236 Septic Tier Mapping
- Sewer Service Policies
- Critical Area and Flood Map Updates

Not all these items will concern every property owner

Village Plans: A Brief History

- Village Zoning Established (1979)
- Critical Areas (1989)
- Priority Funding Areas (1997)
- Comprehensive Plan (2005)
- Village Board (2006)
- TMDLs (2010)
- Interim Village Regulations (2011)
- SB 236 (Septics Bill, 2012)

Goal: Resolve Inconsistencies

1. Comprehensive Plan
2. Village Character
3. PFA Designations and Land Use
4. Water Quality and TMDLs
5. Senate Bill 236 Tier Maps
6. Sewer Service
7. Critical Area and FEMA mapping

Zoning Density

- What is appropriate to protect village character?
- Lot size, with or without sewer
- Limited infill and peripheral development (PFA)
- Planning Commission Proposal:
 - 1 dwelling per 2 acres;
 - Number of new lots limited by acreage or tier designation whichever most restrictive;
 - Existing small lots may be developed.

Village Boundaries

- Scale of existing villages versus PFA, Tier, other regulations
- Consider revisions in some villages to bring consistency to zoning, priority funding areas, etc.
- Split large parcels from VC zone to maintain or achieve planning consistency.
- Other “housekeeping”

Village Zoning Districts and Permitted Uses

- Village Board
 - Develop plans for villages
 - Serve as information conduit
 - Studied existing uses and village character
- Recommended to PC and Adopted by Council
 - Two new zoning districts
 - Provides villages with option for less intense development pattern
 - Recognizes policies to maintain village character

Village Zoning Designations

Two new village zoning designations adopted in 2011

- Recommendation of Village Center Board
- Changes not yet made to any village zoning
- Emphasis on residential character
- One size does not fit all

Impact on existing land uses

- Non-residential uses can continue
- Future uses restricted by new zoning
- County seeking public comment from landowners

			P = permitted use S = special exception A = accessory use										
Land Use	Agricultural Conservation	Countryside Preservation	Western Rural Conservation	Rural Conservation	Rural Residential	Town Conservation	Town Residential	Village Residential	Village Hamlet	Village Center	Limited Commercial	General Commercial	Limited Industrial
Animal Hospital, Veterinary Clinic and Associated Boarding of Animals	S	S	S	S	S	S			S	P	P	P	

Land Use

See regulations for explanation of land uses.

P = Permitted S = Special Exception A= Accessory Use

VR	VH	VC
----	----	----

	Animal Hospital, Veterinary Clinic and Associated Boarding of Animals		S	P
	Retail, General Includes sales of antiques, crafts, dry goods, furniture, groceries, hardware, household items, liquor, plants, seafood, sports equipment, and items found in general stores or variety stores.		S	S
	Short Term Rental	S	P	P

Other Zoning Modifications

- Correct zoning map errors
- Encourage consistent development

Septic Tiers









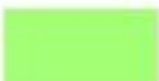



- Map designations required by State law
- MDP Guidance
 - Identify tier based on local plans
 - Ability to modify tiers for local purposes
- In Villages and all other areas, the goal was appropriate tier designations for existing and planned development

Sustainable Growth and Agricultural Preservation Act of 2012 Detailed VC Area Tier Designations Prepared Nov. 28, 2012

Septic Tier

-  T1 Existing Sewered and Mapped Growth Areas
-  T2A Primary Mapped Growth Areas, Planned for Sewerage
-  T2B Secondary Mapped Growth Areas, Planned for Sewerage
-  T2C Future Mapped Growth Areas, Planned for Sewerage
-  T3A Rural Communities Not Planned for Sewerage
-  T3B Water Quality Strategy Areas, With or Planned for Sewerage
-  T4 Resource Protection Areas

Existing Zoning

	Rural Conservation		Village Center
	Western Rural Conservation		Town Resedential
	Agricultural Conservation		General Commercial
	Countryside Preservation		Limited Commercial
	Town Conservation		Limited Industry
	Rural Residential		Town Jurisdictions

Sewer Service Planning

- Long-term plan to extend sewer west from St Michaels
 - Address water quality issues,
 - Consistent with TMDL implementation
- Sewer for public health and environmental protection
 - Undersized lots
 - Failing systems
 - Clusters of dwellings

Sewer Service Area Plans

- Water Quality Strategy Area Policies
 - Limits subdivision
 - Tier 3B
 - Consistency with other plans
- Proposed density
 - 1 dwelling per 2 acres;
 - Number of new lots limited by acreage or tier designation whichever most restrictive

Critical Area and Flood Map Updates

- Increase accuracy of both base maps
- Approval process in progress
- Minor impact of Critical Area
 - Zoning is tied to Critical Area designation
 - Village zoning recognizes existing development
- Flood maps will have no impact on zoning designation

Planning Sequence

Comprehensive Plan Comes First

- To Planning Commission this spring, Council afterwards;
- Public comment through PC and Council reviews;
- Drafts to be published on County website

Zoning & implementation plans follow (2015)

Summary

- Comprehensive Plan update in progress, recommendations of 2005 Plan are being followed;
- Some village zoning boundaries and zoning designations may be modified;
- Restrictions on new subdivisions in villages may be permanent;
- Development on septic systems has been limited on large parcels in some villages by State law;
- Water and sewer in long-term plans for some villages;
- All items will be presented to Planning Commission and then County Council in the coming months.

Remember to return your comments



Martin Sokolich
Long Range Planner
410-770-3032
msokolich@talbotcountymd.gov